143.0	0003	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 744,300 / 744,300
					USE VALUE: 744,300 / 744,300
					ASSESSED: 744,300 / 744,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGIDSON JAY & ELIZABETH K TRS
Owner 2:	JAY MAGIDSON REVOCABLE TRUST
Owner 3:	ELIZABETH MAGIDSON REVOCABLE
Street 1:	7 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGIDSON JAY--ETAL -
Owner 2:	MAGIDSON ELIZABETH K -
Street 1:	7 STEVENS TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,292 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1489 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5292.000	281,300		463,000	744,300
Total Card	0.121	281,300		463,000	744,300
Total Parcel	0.121	281,300		463,000	744,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.87 | /Parcel: 499.8

Legal Description

User Acct 92615

GIS Ref

GIS Ref

Insp Date 10/20/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,400	0	5,292.	463,000	744,400	744,400	Year End Roll	12/18/2019
2019	101	FV	224,100	0	5,292.	434,100	658,200	658,200	Year End Roll	1/3/2019
2018	101	FV	224,100	0	5,292.	358,800	582,900	582,900	Year End Roll	12/20/2017
2017	101	FV	224,100	0	5,292.	329,900	554,000	554,000	Year End Roll	1/3/2017
2016	101	FV	222,000	0	5,292.	301,000	523,000	523,000	Year End	1/4/2016
2015	101	FV	216,900	0	5,292.	295,200	512,100	512,100	Year End Roll	12/11/2014
2014	101	FV	216,900	0	5,292.	274,300	491,200	491,200	Year End Roll	12/16/2013
2013	101	FV	216,900	0	5,292.	261,000	477,900	477,900		12/13/2012

!11091!

PRINT

Date	Time
12/11/20	01:17:58

LAST REV

Date	Time
11/12/19	14:02:35
danam	
11091	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGIDSON JAY--E	1545-33	1	6/11/2019	Convenience	99	No	No		
	918-21		3/1/1979		68,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2019	589	Redo Bas	28,200	C				
8/24/2015	1160	Redo Kit	12,000		8/24/2015			Remove existing ki
10/23/2009	1042	New Wind	8,389					
1/20/1997	30		10,000					RENOVATE BATH
6/12/1992	232		4,500					23X14 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	Permit Visit	DGM	D Mann
10/20/2016	Meas/Inspect	DGM	D Mann
11/8/2008	Meas/Inspect	201	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92615
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5292		Sq. Ft.	Site		0	80.	1.09	9									463,008						463,000	

Total AC/HA: 0.12149 | Total SF/SM: 5292 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 463,008 | Spl Credit | Total: 463,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99435562
Adj $ / SQ:	167.798
Other Features:	92762
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382236
Depreciation:	100910
Depreciated Total:	281326

COMMENTS

FPL NOT USED IN BMT/ PDAS. SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

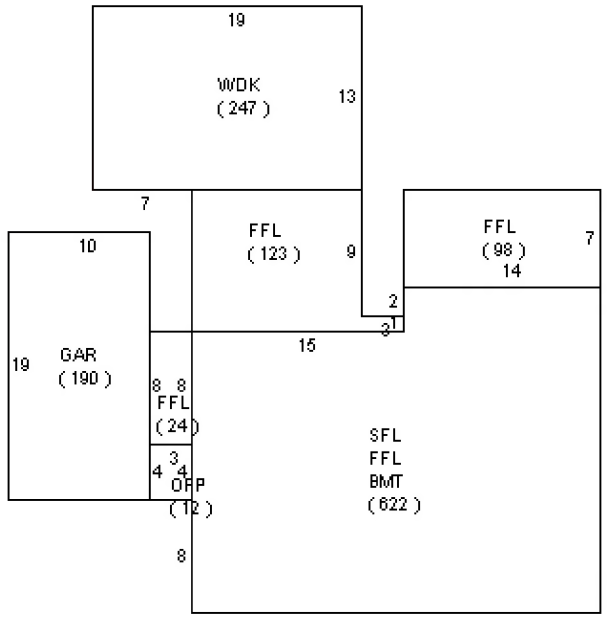
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.80
Special Features:	0	Val/Su Net:	109.88
Final Total:	281300	Val/Su SzAd	188.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	867	167.800	145,480
BMT	Basement	622	50.340	31,311
SFL	Second Floor	622	167.800	104,370
WDK	Deck	247	9.990	2,468
GAR	Garage	190	28.000	5,320
OFP	Open Porch	12	43.750	525

Net Sketched Area:	2,560		Total:	289,474	
Size Ad	1489	Gross Are	2560	FinArea	1489

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: